

DEVELOPMENT SERVICES

Residential Plan Review

August 17, 2021

NICK ZVACEK CONSTRUCTION LLC
1009 INDUSTRIAL DR
PLEASANT HILL, MO 64080
(816) 213-7204

Permit No: PRRES20212708
Plan Name:
Project Address: 4705 NE FREEHOLD DR, LEES SUMMIT, MO 64064
Parcel Number: 43130065000000000
Location: MONTICELLO 4TH PLAT LOTS 109-153 & TRACTS K-N --- LOT 109
Type of Work: NEW SINGLE FAMILY
Occupancy Group: RESIDENTIAL, ONE- AND TWO-FAMILY
Description: NEW HOUSE - FINISHED BASEMENT - COVERED PATIO

Revisions Required

The following is a list of requirements from the City of Lee's Summit that have not been satisfactorily addressed in the plans and specifications. Please address the comments as requested and provide two (2) copies of any revised sheets and/or additional information.

Development Services Department (816) 969-1200

Plot Plan Review **Reviewed By: Kim Brennan** **Approved**

1. All easements with dimensions must be provided on the plot plan.

Recorded plat shows a 20' U/E in the front.

2. Basement egress location(s) and elevation of the lowest adjacent grade must be provided on the plot plan.

3. Show all manholes, water valve boxes, fire hydrants, and stormwater structures.

Please locate fire hydrant on the front south side of the lot

Planning Review RES **Reviewed By:** **Not Required**

The review conducted by the City of Lee's Summit Development Services Department shall not be construed as a structural review of the project.

Residential Area: Residential, Decks	224
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Residential, Finished basements		648	
Residential, garage		735	
Residential, Living Area		2310	
Residential, Un-Finished basements		350	
Roofing Material		Number of Bathrooms	4.5
Number of Bedrooms	4	Number of Stories	2
Number of Living Units	1	Total Living Area	2958
Sewer Connection Fee	20		